

# **CANCELED DUE TO LACK OF A QUORUM**

## **AGENDA**

REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, APRIL 13, 2009  
7: 00 p.m.

## **All items will be heard on April 27, 2009**

City Hall Council Chambers  
2263 Santa Clara Avenue, Third Floor  
(Corner of Santa Clara Avenue and Oak Street)  
ALAMEDA, CA

**Doors will open at 6:45 p.m.**

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Kohlstrand, Vice-President Ezzy Ashcraft, Board members Autorino, Cook, Cunningham, Lynch, and McNamara
4. MINUTES: Minutes from the meeting of March 9, 2009 (pending)  
Minutes from the meeting of March 23, 2009 (pending)
5. AGENDA CHANGES AND DISCUSSION:

6. STAFF COMMUNICATIONS:

Written Report

**6-A.** Future Agendas

**6-B.** Zoning Administrator Report

7. ORAL COMMUNICATIONS:

- \* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

8. CONSENT CALENDAR:

*Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.*

**8-A. Zoning Amendment – PLN08-0491 – 550 Park Street.** The applicant requests rezoning the property to permit a 24-foot maximum building height, with a 10-foot front yard setback and a 40-foot rear yard setback for the second story. The current Zoning standard requires a 20-foot front yard setback and a 15-foot maximum building height. The Planning Board will be making a recommendation to the City Council on the proposed rezoning. (DB)  
**The applicant is requesting a continuance of this item to a future meeting date. The item will be re-noticed.**

**8-B. Technical Amendments to the Community Improvement Plans for the Business and Waterfront Improvement Project and the West End Community Improvement Project – Applicant – City of Alameda.** The City of Alameda Planning Board will consider the recommendations of the Community Improvement Commission and Economic Development Committee to amend the Community Improvement Plans for the Business and Waterfront Improvement Project (BWIP) and West End Community Improvement Project (WECIP). The adopted 2003 fifth and fourth amendments to the BWIP and WECIP plans, respectively, merged the BWIP and WECIP areas and their required tax increment dollar limit, plus created the Exchange Area. The Exchange Area, previously a part of the Alameda Point Improvement Area, was added to BWIP in the fifth amendment. The proposed ninth and seventh amendments to the BWIP and WECIP plans, respectively, will clarify that the tax increment dollar limit, which applies to all plans and amendments adopted prior to January 1, 1994, is applicable to the original BWIP and WECIP areas but not to the Exchange Area. (JJ-DSD)

9. REGULAR AGENDA ITEMS:

**9-A. Bay Friendly Landscaping Ordinance – Applicant – City of Alameda.** The Planning Board will consider a proposed Alameda Municipal Code amendment related to creation of a Civic Bay Friendly Landscaping Ordinance requiring sustainable landscaping practices for City and public-private partnership projects or renovations that equal or exceed \$100,000 in construction costs. (DV).  
**Continued from March 23, 2009.**

**9-B. Use Permit – PLN09-0054 – 2217 South Shore Center – Trader Joe’s.** The applicant is requesting a use permit allowing deliveries to the store outside the hours of 10:00 pm to 7:00 am. (LA)

**9-C. Use Permit – PLN09-0073 – 325 Park Street – Big 5 Sporting Goods.** The applicant is requesting a use permit allowing deliveries to the store outside the hours of 10:00 pm to 7:00 am. (LA)

**9-D. Planned Development Amendment, Major Design Review – PDA05-0004, DR05-0073 and Tentative Parcel Map PLN08-0507 – 523 South Shore Center.** The applicant requests approval of the following entitlements: 1) A tentative parcel map reconfiguring 4 existing parcels into 6 parcels (This will not result in an increase in the size of the shopping center or in the intensity of use); and 2) Planned Development Amendment and Major Design Review permitting the continued phased redevelopment of the shopping center. The plans for this project have been amended from earlier proposals that included an expansion to 706,650 square feet of gross leasable area (GLA) and most recently 681,000 square feet of GLA. The current proposal includes up to 657,000 square feet of GLA. Current plans include redevelopment of the southeast corner (shoreline area) of the site, reconstruction of the existing buildings in the northwest corner of the property, one new 1,700 square foot building adjacent to and west of T.J. Maxx, a reduction in parking requirements, new pedestrian, bicycle and transit improvements, and other minor site improvements. (DG).

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATIONS:

*Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendize a matter of business on a future agenda.*

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- \* Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Planning & Building Office, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours.
- \* Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- \* Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- \* Minutes of the meeting are available in enlarged print.
- \* Audiotapes of the meeting are available upon request.
- \* Please contact the Planning & Building Department's Executive Assistant, Althea Carter, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.